

Providence City Plan Commission

David N. Cicilline, Mayor



stephen durkee, chair ▪ harrison bilodeau, vice-chair ▪ jennifer cole ▪ andrew cortés ▪ james leach ▪ samuel limiadi ▪ bryan principe

NOTICE OF REGULAR MEETING ▪ TUESDAY, JULY 17, 2007 ▪ 4:30 P.M.

Department of Planning and Development
4th Floor Conference Room
400 Westminster Street
Providence, Rhode Island 02903

OPENING SESSION

- Call to Order at 4:30 p.m.
- Roll Call
- Approval of Meeting Minutes: Regular Meeting of July 9, 2007
- Amend 2007 Meeting Schedule: Change Meeting Start Time to 4:45 PM

DIRECTOR'S REPORT

- Administrative Officer: Robert Azar and Christopher Ise delegated to carry out Administrative Officer duties per Section 701 of the *Development Review Regulations*
- Technical Review Committee- discussion
- *Providence Tomorrow* Update
- Meeting process/presentations
- KeepSpace Communities Initiative

MINOR SUBDIVISION

1. Case No. 07-016MI ▪ 51 Matilda Street (AP 75, Lot 291)

Request to subdivide one lot of 30,807-sf (zoned C-4) into two (2) lots of 22,107-sf and 8,700-sf. The subject property is located on the north side of Matilda Street near Smithfield Avenue. (Hope) *Continued from the CPC meeting on April 24, 2007.*

2. Case No. 07-008MI ▪ 55 Sprague Street (AP 30, Lot 388) (Public Hearing)

Request to subdivide one lot of 60,750-sf (zoned M-1) into two lots and a new 20' wide public right-of-way. The boundaries of the subject property are Harrison, Westfield, Fuller and Sprague Streets. (West End) *A public hearing is required for Minor Subdivisions that include the creation of a new street.*

IMPORTANT INFORMATION:

- All applicants are required to attend or be represented at this meeting.
- This meeting is accessible to all persons.
- Individuals requesting interpreter services must notify the Department of Planning and Development at 351-4300. 48 hours in advance of the hearing date.
- Contact Christopher Ise with the Department of Planning and Development at 351-4300 ext. 521 or cise@providenceri.com if you have any questions regarding this meeting.

CITY COUNCIL REFERRALS

3. Referral 3282 ▪ Creation of 'Air Rights' Easement over Federal Street

The purpose of the proposed easement is for the construction of a condominium building in the air space over Federal Street. (Federal Hill) *This was continued from the CPC meeting on June 19, 2007.*

4. Referral 3283 ▪ Abandonment of a Portion of Bradford Street

The purpose of the proposed abandonment is for the proposed development of the adjacent property. (Federal Hill) *This was continued from the CPC meeting on June 19, 2007.*

5. Referral 3287 ▪ Abandonment of a Portion of Adie Street

Petition to abandon a portion of Adie Street. (Federal Hill)

6. Referral 3288 ▪ Abandonment of a Portion of Fones Alley

Petition to abandon a portion of Fones Alley. (College Hill)

7. Referral 3289 ▪ Convert Existing Easement

Petition requesting approval to change an existing 12-foot easement in order to convert it from underground to overhead. (Washington Park)

LAND DEVELOPMENT PROJECTS

8. Case No. 06-059MA ▪ West River Lofts at 146 West River Street (Public Informational Meeting)

Request for Master Plan stage approval for the redevelopment of a vacant mill building with 34 residential units. The subject property is located at 146 West River Street (AP 100, Lots 13 and 49). (Mount Hope) *This project was continued from the CPC meeting on June 19, 2007.*

9. Case No. 06-094MA ▪ Walgreens at 1 Pocasset Avenue (Public Hearing)

Request for Preliminary Plan stage approval for the construction of a 14,550-sf retail building with drive-thru window. The subject property is located at the intersection of Pocasset Avenue and Plainfield Street. (AP 108, Lots 483 and 478). (Silver Lake) *This project received master plan approval at the CPC meeting on April 24, 2007.*

10. Case No. 07-025MA ▪ University Heights at 1 Thomas Olney Common (Public Informational Meeting)

Request for Master Plan stage approval for the construction of a new leasing center office and tenant clubhouse. The subject property is located at the corner of North Main Street and Olney Street (AP 8, Lots 446, 462 and 463; AP 9, Lots 531, 532, 533, 542, 543, 544, 545, 579, 584 and 585). (Mount Hope) *This project was continued from the CPC meeting on June 19, 2007.*

ADJOURNMENT